

Agenda for the Regular City Planning Board Meeting on **Thursday, August 22, 2002**  
at **6:00 pm** in the Aldermanic Chambers, Third floor, City Hall, One City Hall Plaza  
(Note: If you will not be able to attend the meeting, please notify Mr. MacKenzie)

## BUSINESS MEETING:

**I. ADMINISTRATIVE MATTERS: (See enclosed)**

1. Approval of the Minutes of July 11, 2002.
2. Receive and file the Financial Report for the period ending July 31, 2002.

## II. REGULATORY MATTERS:

### A. Consideration of Subdivision Applications:

**[Tabled Matters]**

- |    |                         |   |
|----|-------------------------|---|
| 3. | S-13-2002               | Property located on Countryside Boulevard & Hackett Hill Road, an application to subdivide property to create 115 residential building lots - Waterford Development Corp.<br><b>Public Hearing Held: 06/13/2002</b><br><b>Extended Deadline: 08/22/2002</b> [Staff Report to be submitted]  |
| 4. | S-16-2002<br>PD-05-2002 | Property located at 466 Proctor Road, an application to consolidate property, and subdivide into three (3) lots, one lot containing an existing dwelling, a single family building lot, and a lot to create a residential planned development for 18 dwelling units – Quicksilver Realty, LLC<br><b>Public Hearing Held: 06/13/2002</b><br><b>Deadline for Action: 08/22/2002</b> [Recommendation Enclosed] |
| 5. | S-19-2002               | Property located at 1467 Candia Road, an application to subdivide property to create three (3) single family lots – Denis & Betty Kounas<br><b>Public Hearing Held: 07/11/2002</b><br><b>Deadline for Action: 09/12/2002</b> [Remain on Table]  |
| 6. | S-25-2002               | Property located on Bryant Road, an application to subdivide property to  |

create 37 single family building lots, and 2 out-parcels – Arlington Development Group, LLC

**Public Hearing Held: 06/27/2002**

**Deadline for Action: 08/22/2002**

**[Recommendation Enclosed]**

7. S-26-2002 Property located at 4547 Brown Avenue, an application to subdivide property to create 15 single family building lots, and one house lot – Riley Enterprises  
**Public Hearing Held: 06/27/2002**  
**Deadline for Action: 08/22/2002** **[Extension Requested]**
8. S-30-2002 Property located at 511 Campbell Street, an application to consolidate and subdivide to create a 12,510 sq. ft. single family building lot – Alfred & Bertha Lessard  
**Public Hearing Held: 07/11/2002**  
**Deadline for Action: 09/12/2002** **[Report to be submitted]**
9. S-32-2002 Property located at 70 Exeter Avenue, an application to subdivide property to create a multi-family building lot – Paul & Robin Dallaire  
**Public Hearing Held: 07/11/2002**  
**Deadline for Action: 09/12/2002** **[Recommendation Enclosed]**
- [Current Matters]**
10. S-27-2002 CU-13-2002 Property located at 80 Westland Avenue, an application to subdivide property to create one (1) single family building lot – Daniel & Phyllis Messier  
**Public Hearing Held: 07/11/2002**  
**Deadline for Action: 09/12/2002** **[Recommendation Enclosed]**
11. S-31-2002 Property located at 12 Eaton Street, an application to subdivide property to create one (1) new single family building lot – Bernice Brownley, et.al.  
**Public Hearing Held: 08/08/2002**  
**Deadline for Action: 10/10/2002** **[Recommendation Enclosed]**
12. S-33-2002 Property located at 1164/1188 Elm Street & 32 Kidder Street, an application to consolidate property and subdivide to create two (2) lots – Manchester Development Corporation  
**Public Hearing Held: 08/08/2002**  
**Deadline for Action: 10/10/2002** **[Staff Report Enclosed]**
13. S-34-2002 Property located at 582 Bodwell Road, an application for lot line adjustment and subdivision to create seven (7) new single family building lots – Brook Hollow Corp.  
**Public Hearing Held: 08/08/2002**  
**Deadline for Action: 10/10/2002** **[Staff Report Enclosed]**
14. S-37-2002 Property located on Lake Shore Road and Zachary Road, an application to subdivide property to create sq. ft. single family building lot – Alfred & Bertha

Lessard

**Public Hearing Held: 08/08/2002****Deadline for Action: 10/10/2002****[Staff Report Enclosed]****B. Consideration of Site Plan / Planned Development Applications & Conditional Use Permits:****[Tabled Matters]**

15. SP-15-2002 Property located at 195 McGregor Street, an application for site plan approval for the construction of a 55,000 sq. ft. parking garage providing approximately 699 parking spaces, and modifications to the surface parking lot – Elbes Associates  
**Public Hearing Held: 06/27/2002**  
**Deadline for Action: 08/22/2002** **[Extension Requested]**
16. SP-17-2002 Property located on March Avenue, an application for site plan approval for the  
CU-14-2002 construction of a 23,600 sq. ft. building for auto repair – David & Lucy Ducharme  
**Public Hearing Held: 07/11/2002**  
**Extended Deadline: 09/12/2002** **[Report to be Submitted]**
17. PD-05-2002 Property located at 466 Proctor Road, an application to create a single family  
“planned development” by the construction of 18 dwelling units – Quicksilver  
Realty, LLC  
**Public Hearing Held: 06/13/2002**  
**Deadline for Action: 08/22/2002** **[Recommendation Enclosed]**
18. PD-07-2002 Property located on Bryant Road, an application to create a single family  
“planned development” by the construction of 57 dwelling units – Hill Haven  
Development corp.  
**Public Hearing Held: 06/27/2002**  
**Deadline for Action: 08/22/2002** **[Recommendation Enclosed]**

**[Current Matters]**

19. SP-07-2002 Property located at 777 Hooksett Road, an application for site plan approval for  
the construction of a 1,896 sq. ft. convenience store with six (6) fuel fill stations  
Aranco Oil Company  
**Public Hearing Held: 08/08/2002**  
**Deadline for Action: 10/10/2002** **[Bldg. elevations to be submitted]**
20. SP-10-2002 Property located at 766 Gold Street, an application for site plan approval for the  
construction of a 20,927 sq. ft. 2-story building addition to automobile dealership  
– Moose Mountain Realty Trust  
**Public Hearing Held: 08/08/2002**  
**Deadline for Action: 10/10/2002** **[Recommendation Enclosed]**
21. SP-21-2002 Property located at 1164/1188 Elm Street & 32 Kidder Street, an application for  
site plan approval for the construction of a seven (7) story building containing  
210 dwelling units and 5,500 sq. ft. of retail space, and a six (6) story garage

containing 302 parking spaces – Manchester Development Corporation

**Public Hearing Held: 08/08/2002**

**Deadline for Action: 10/10/2002**

**[Hearing Continued]**

22. CU-13-2002      Property located at 80 Westland Avenue, an application to subdivide property to create one (1) single family building lot – Daniel & Phyllis Messier  
**Public Hearing Held: 07/11/2002**  
**Deadline for Action: 09/12/2002**
23. CU-14-2002      Property located on March Avenue, an application for site plan approval for the construction of a 23,600 sq. ft. building for auto repair – David & Lucy Ducharme  
**Public Hearing Held: 07/11/2002**  
**Deadline for Action: 09/12/2002**

**Other Business Items:**

24.      Application by Moose Mountain Realty Trust for voluntary merger of three (3) contiguous lots at 766 Gold Street, Tax Map 438 Lots 4B, 5A, and 5B.

**III.    INFORMATIONAL ITEMS:**

25.      Updated Planning Board membership listing. **[Enclosed]**
26.      Determination of Regional Impact. **[To be distributed at meeting]**

**IV.    SUCH OTHER ITEMS AS BOARD MEMBERS MAY WISH TO INTRODUCE.**

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